

DOC. #5234
ADOPTED

MEMORANDUM

September 28, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 45 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	2	1		
Back Bay	1			
Beacon Hill	1			
Charlestown	1			
Chinatown				
City Proper				
Dorchester	3	2		
East Boston	2	1		
Fenway	1			
Government Center				
Hyde Park	3	3		
Jamaica Plain	1			1
Kenmore				
Mattapan	1			
North End				
Roslindale	3	1		
Roxbury	4			
South Boston	1	1		
South Cove				
South End		5		
West Roxbury	2	2		1

Allston-Brighton

Denial Z-12817. 2022 Commonwealth Avenue, four car lube.
Approval Z-12902. 198-204 Western Avenue, gas station, retail store.
Approval Z-13120. 66 Chester Street, three family dwelling.

Back Bay

Approval Z-13185. 314 Commonwealth Avenue, lodging house.
Deferral Z-13087. 40 Isabella Street, office building.

Beacon Hill

Approval Z-13119. 50 Temple Street, expand apartments.

Charlestown

Approval Z-13110. 45 Brighton Street, one family dwelling.

Dorchester

Denial Z-13085- 207 Washington Street and 2 Lynnville Terrace, rooming
13086. houses.
Denial Z-13146- 1278-1282 Dorchester Avenue, storage of containers
13148. and trailers.
Approval Z-13180. 25-27 Gallivan Boulevard, dormer addition.
Approval Z-13248. 62 Rockne Avenue, addition.
Approval Z-13281- 19-21 Victory Road, auto repair shop.
13282.

East Boston

Denial Z-13089. 11 Curtis Street, addition.
Approval Z-13152. 210 East Eagle Street, two family dwelling.
Approval Z-13241. 184-220 Border Street, awnings.

Fenway

Approval Z-13073. 58 Gainsborough Street, real estate office.

Hyde Park

Denial Z-13078. 1795 River Street, car wash.

Denial Z-13128. 666 Metropolitan Avenue, six family dwelling.

Approval Z-13141. 26 Lewiston Street, dormer.

Approval Z-13158. 100 Farrar Avenue, addition.

Denial Z-13189. 241 Neponset Valley Parkway, hair salon.

Approval Z-13437. 54 Prescott Street, addition.

Jamaica Plain

Deferral Z-13130. 28 Ashcroft Street, family room.

Approval Z-13188. 161 South Huntington Avenue, gymnasium.

Mattapan

Approval Z-13113. 19-21 Clarkwood Street, two family dwelling.

Roslindale

Approval Z-13133. 48 Stellman Road, six apartments.

Denial Z-13178. 15 Newburg Street, two family dwellings; dormer additions.

Approval Z-13187. 84 Buchanan Road, addition.

Approval Z-13190. 20-22 Catherine Street, dormer addition.

Roxbury

Approval Z-13126. 1-1c Langford Park, four apartment townhouse.

Approval Z-13129. 45-55 Dimock Street, coffee shop.

Approval Z-13131. 573-577 Blue Hill Avenue, ten apartments.

Approval Z-13153-13154. 122-124 Calumet Street, subdivide.

South Boston

Approval Z-13142. 133 West Seventh Street, three family dwelling.
Denial Z-13284- 293-301 West Third Street, four family dwellings.
13286.

South End

Denial Z-13090. 98-100 Chandler Street, roof deck.
Denial Z-13117. 1688 Washington Street, five apartments.
Denial Z-13132. 618 Columbus Avenue, addition, five apartments.
Denial Z-13259. 674-674A Tremont Street, eight apartments.
Denial Z-13298. 38 Rutland Square, four-family dwelling.

West Roxbury

Denial Z-13127. 6 Boxford Terrace, one family dwelling.
Denial Z-13159. 20 McKenna Terrace, carpentry shop.
w/o
Prejudice
Approval Z-13175. 1721 Centre Street, offices.
Approval Z-13302. 49 Wren Street, addition.
Denial Z-13336. 227 Park Street, three family dwelling.

BOARD OF APPEAL REFERRALS

SEPTEMBER 28, 1989

Hearing

- | | | | |
|-----|---------------|----------|--|
| 1. | Z-12817 | 10/3/89 | Mark Diabarkerly
2022 Commonwealth Avenue, Brighton |
| 2. | Z-12902 | 10/24/89 | Exxon Company, U.S.A.
198-204 Western Avenue, Allston |
| 3. | Z-13073 | 10/3/89 | 50-58 Gainsborough Street Realty
58 Gainsborough Street, Boston |
| 4. | Z-13078 | 10/3/89 | Hyde Park Gardner Trust
1795 River Street, Hyde Park |
| 5. | Z-13085-13086 | 10/3/89 | Harold Rogers, III
207 Washington Street &
3 Lynnville Terrace, Dorchester |
| 6. | Z-13089 | 12/12/89 | Francis R. Cavaliere
11 Curtis Street, East Boston |
| 7. | Z-13090 | 10/10/89 | Richard Assad
98-100 Chandler Street, Boston |
| 8. | Z-13110 | 10/10/89 | Ronald DeFilippo
45 Brighton Street, Charlestown |
| 9. | Z-13113 | 10/10/89 | James Walton
19-21 Clarkwood Street, Mattapan |
| 10. | Z-13117 | 10/17/89 | Renwood Corporation
1688 Washington Street, Boston |
| 11. | Z-13119 | 10/17/89 | Jane L. Bode
50 Temple Street, Boston |
| 12. | Z-13120 | 10/17/89 | Arin Realty Trust
66 Chester Street, Allston |
| 13. | Z-13126 | 10/17/89 | The Canton Corporation
1,1A,1B, & 1C Langford Park, Roxbury |
| 14. | Z-13127 | 10/17/89 | Frederick & Dorothy Secly
6 Boxford Terrace, West Roxbury |
| 15. | Z-13128 | 10/17/89 | Ernesto Ferrara
666 Metropolitan Avenue, Hyde Park |
| 16. | Z-13129 | 10/17/89 | Dimock Community Health Center
41-55 Dimock Street, Roxbury |

BOARD OF APPEAL REFERRALS

SEPTEMBER 28, 1989

Hearing

17.	Z-13130	10/17/89	Anders F. Youngren 28 Ashcroft Street, Jamaica Plain
18.	Z-13131	10/17/89	Benchmark 573-577 Blue Hill Avenue, Roxbury
19.	Z-13132	11/21/89	Wanpen S. Janachi 618 Columbus Avenue, Boston
20.	Z-13133	10/17/89	Vassilia Salapatas 48 Stellman Road, Roslindale
21.	Z-13141	10/24/89	Carolyn S. Newton 26 Lewiston Street, Hyde Park
22.	Z-13142	10/24/89	Chris Alex 133 West Seventh Street, South Boston
23.	Z-13146-13148	10/24/89	Kostas Papoulidis 1278-1282 Dorchester Avenue Dorchester
24.	Z-13152	10/24/89	George J. Pagliarulo, et. al 210 East Eagle Street, East Boston
25.	Z-13153-13154	10/24/89	Rear Realty Trust 122-124 Calumet Street, Roxbury
26.	Z-13158	10/24/89	Blyden James 100 Farrar Avenue, Hyde Park
27.	Z-13159	10/24/89	West Property Realty Trust 20 McKenna Terrace, West Roxbury
28.	Z-13175	10/31/89	Denise E. Horgan 1721 Centre Street, West Roxbury
29.	Z-13178	10/31/89	Michael P. King 15 Newbury Street, Roslindale
30.	Z-13180	10/31/89	Mattias Lawrence 25-27 Gallivan Boulevard, Dorchester
31.	Z-13187	10/31/89	Stephen L. Tougas 84 Buchanan Road, Roslindale
32.	Z-13188	10/31/89	New England Home for Little Wanderers 161 South Huntington Avenue Jamaica Plain

BOARD OF APPEAL REFERRALS

SEPTEMBER 28, 1989

Hearing

33.	Z-13189	10/31/89	Paul Tucker 241 Neponset Valley Parkway Hyde Park
34.	Z-13190	10/31/89	Michael Dolt 20-22 Catherine Street, Roslindale
35.	Z-13241	10/17/89	Liberty Plaza Realty, Inc. 184-220 Border Street, East Boston
36.	Z-13248	10/24/89	Robert T. Ellis 62 Rockne Avenue, Dorchester
37.	Z-13259	10/17/89	Habib Mourad 674-674A Tremont Street, Boston
38.	Z-13281-13282	10/24/89	Robert J. Richardi 19-21 Victory Road, Dorchester
39.	Z-13284-13286	10/24/89	T.B.F. Realty 293-301 West Third Street South Boston
40.	Z-13298	10/24/89	M.W.K. Trust 38 Rutland Square, Boston
41.	Z-13302	10/24/89	Diane Lande 49 Wren Street, West Roxbury
42.	Z-13336	10/17/89	Rosemarie Souza-Tanner & Paul E. & Mary L. Ledbetter 227 Park Street, West Roxbury
43.	Z-13437	10/10/89	Ernest DeVito 54 Prescott Street, Hyde Park
44.	Z-13185	10/3/89	Back Bay Board & Care 314 Commonwealth Avenue, Boston
45.	Z-13087	10/3/89	Isabella Limited Partners 40 Isabella Street, Boston

Board of Appeal Referrals

9/18/89

Hearing: 10/3/89 Z-12817
Mark Diabarkerly
2022 Commonwealth Avenue
Brighton

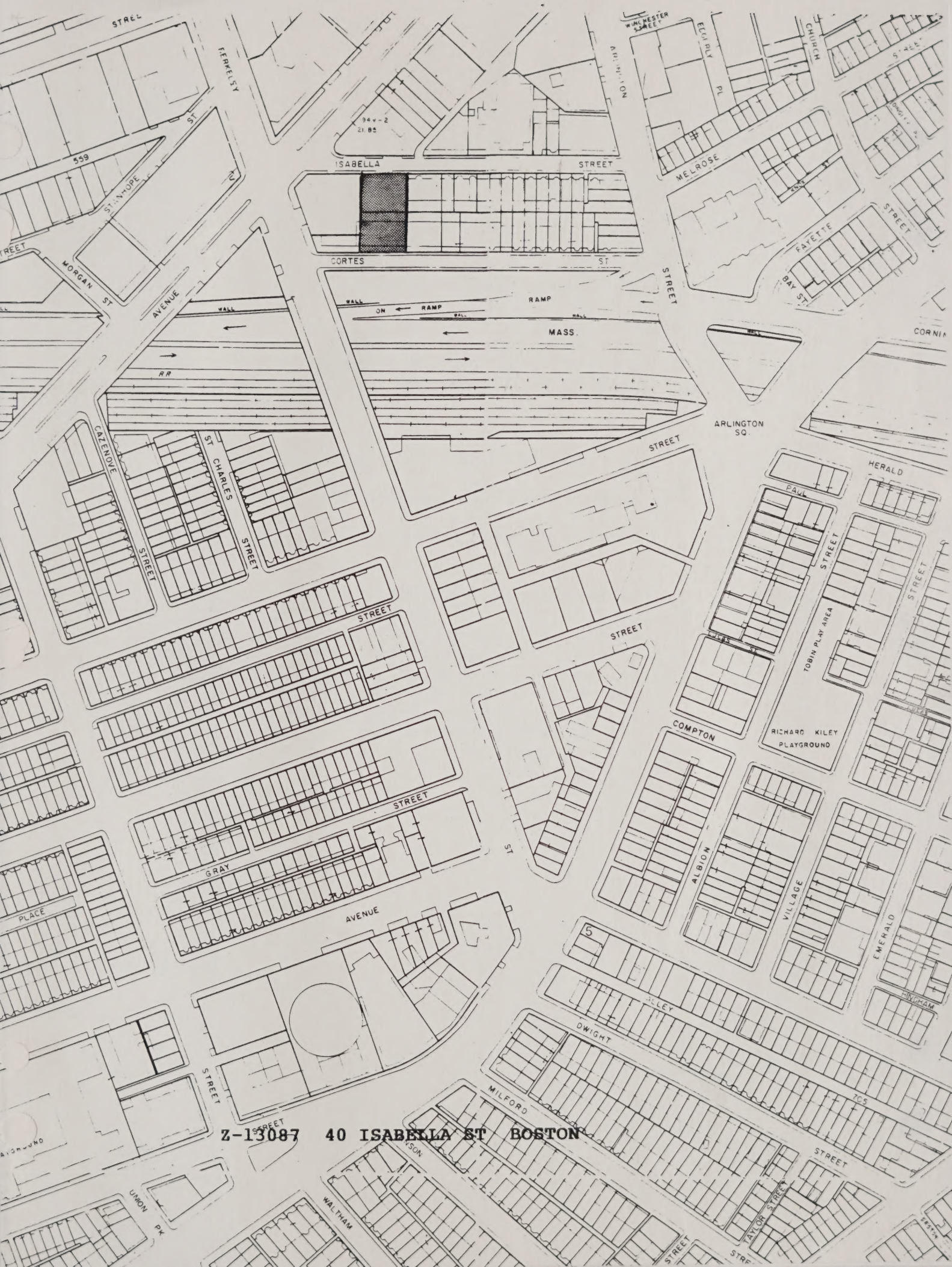
Site: Gas service station

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to four-car lubritorium
and gas service station; erect one-story addition.

Violation(s): Repair garage is forbidden use.
Extension of nonconforming use.
Insufficient front yard, corner traffic visibility,
side, and rear yards.
Interim Planning Overlay District.

VOTED: In reference to petition(s) Z-12817, Mark
Diabarkerly, 2022 Commonwealth Avenue, Brighton, for
forbidden use, extension of nonconforming use, and
three variances for change of occupancy from two-
to four-car lubritorium and gas service station and
erect one-story addition in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial. Proposed enlargement of a
gasoline service station and expansion of the
nonconforming use in this residential neighborhood
would be inappropriate and would have negative
impacts on traffic, parking, urban design and
quality of life of the Chestnut Hill
Reservoir/Evergreen Cemetery neighborhood. Current
station size and design are compatible with local
service needs and can be maintained as such.
Appellant has not demonstrated any hardship to
justify granting of the variance. Overwhelming
neighborhood and abutter opposition to this proposal
has been expressed.



Z-13087 40 ISABELLA ST BOSTON



Z-13132. 618 COLUMBUS AVE BOSTON

WILLIAM E. CARTER

PLAYGROUND

TANK

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89 Z-13133
Vassilia Salapatas
48 Stellman Road
Roslindale

Site: 8,880 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect six-unit apartment structure.

Violation(s): Insufficient lot area, side, and rear yards.
Excessive floor area ratio.

VOTED: In reference to petition(s) Z-13133, Vassilia Salapatas, 48 Stellman Road, Roslindale, for four variances to erect six-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Petitioner has met with community which support project and its design. Six off-street parking spaces will be provided.



JAMES F. HEALY
PLAYGROUND

2-13133

48 STELLMAN ROAD

ROSLINDALE

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89

Z-13141
Carolyn S. Newton
26 Lewiston Street
Hyde Park

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect rear shed dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition(s) Z-13141, Carolyn S. Newton, 26 Lewiston Street, Hyde Park, for variance to erect rear shed dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Dormer will be architecturally compatible with surrounding properties.



WESLEY G ROSS
PLAYGROUND

2-13141

26 LEWISTON ST

HYDE PARK

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89

Z-13142
Chris Alex
133 West Seventh Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling; erect rear yard.

Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED:

I reference to petitio(s) Z-13142, Chris Alex, 133 West Seveth Street, South Boston, for two variances to legalize occupancy for three-family dwelling ad erect rear addition i a apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will enhance this multifamily neighborhood. Immediate abutting properties are also being improved.



2-13142

133 WEST SEVENTH STREET

SOUTH BOSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89 Z-13146-13148
Kostas Papoulidis
1278-1282 Dorchester Avenue
Dorchester

Site: 13,775 Square feet of land

District(s): Local business (L-1)

Purpose: Use premises for storage of eleven storage containers and seven trailers.

Violation(s): Outdoor storage is forbidden use.
Insufficient front yard.
Interim Planning Overlay District.

VOTED: In reference to petition(s) Z-13146-13148, Kostas Papoulidis, 1278-1282 Dorchester Avenue, Dorchester, for three forbidden uses and three variances for storage of eleven storage containers and seven trailers in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposal is inconsistent with goals and objectives of the Dorchester Avenue Interim Planning Overlay District. PZAC voted denial.



Board of Appeal Referrals

9/28/89

Hearing: 10/24/89

Z-13152
George J. Pagliarulo, et. al
210 East Eagle Street
East Boston

Site: 4,375 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front, and side yards.

VOTED:

In reference to petition(s) Z-13152, George J. Pagliarulo, et. al, 210 East Eagle Street, East Boston, for six variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to facade treatments be submitted to the Authority for design review approval; that side porch be relocated to rear of structure for following reasons: (1) to provide for two separate means of egress; (2) to provide side yard space needed to relocate the driveway (which appellant has indicated as desirable); and (3) to alleviate the visual impact and structural precedent of situating a porch on the side of the building. Property is located in the Eagle Hill area of East Boston. Property is currently occupied by a one-story, concrete block four-car garage which will be demolished to make way for new two-family (detached) structure. Most of the structures in the area are situated on lots substantially smaller than site. A two-family detached structure represents a significantly less dense scenario than the surrounding land use patterns. Community supports.



Z-13152 210 EAST EAGLE ST EAST BOSTON

nBoard of Appeal Referrals

9/28/89

Hearing: 10/24/89 Z-13153-13154
Rear Realty Trust
122-124 Calumet Street
Roxbury

Site: Two three-story structure.

District(s): Apartment (H-1)

Purpose: Subdivide three-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition(s) Z-13153-13154, Rear Realty Trust, 122-124 Calumet Street, Roxbury, for eighteen variances to subdivide three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No changes to properties. Mission Hill PZAC voted approval.



Z-13153-54

122-124 CALUMET ST

ROXBURY

nBoard of Appeal Referrals

9/28/89

Hearing: 10/24/89 Z-13158
Blyden James
100 Farrar Avenue
Hyde Park

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect 2 1/2-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yard.

VOTED: In reference to petition(s) Z-13158, Blyden James, 100 Farrar Avenue, Hyde Park, for two variances to erect 2 1/2-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Design is architecturally consistent with existing neighborhood properties. Adequate off-street parking provided. No community opposition.



Z-13158

100 FARRAR AVE

HYDE PARK

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89

Z-13159

West Property Realty Trust
20 McKenna Terrace
West Roxbury

Site: 1 1/2-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from repair garage and sale of used cars to carpentry shop.

Violation(s): Excessive floor area ratio and building height.

Insufficient front, rear yards, and off-street parking.

Barrier free access.

VOTED:

In reference to petition(s) Z-13159, West Property Realty Trust, 20 McKenna Terrace, West Roxbury, for six variances for change of occupancy from repair garage and sale of used cars to carpentry shop in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant has started construction of the addition, and the community is very concerned about the height, which exceeds the 35-foot limit in the M-1 district. Building is located at the end of a dead end street which is quite congested, in part because of the abutting fire station and parking of cars and other vehicles. Structure as proposed is excessive for this site. Plan should be modified to comply as closely as possible with the Code, particularly with respect to height, parking, and barrier free access. There is much community opposition.



Z-13159 20 MCKENNA TERRACE WEST ROXBURY

BILLINGS FIELD

Board of Appeal Referrals

9/28/89

Hearing: 10/31/89

Z-13175

Denise E. Horgan
1721 Centre Street
West Roxbury

Site: 1 1/2-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from one-family dwelling to law, tax, and financial planning offices.

Violation(s): Insufficient off-street parking.

Barrier free access.

VOTED:

In reference to petition(s) Z-13175, Denise E. Horgan, 1721 Centre Street, West Roxbury, for two variances for change of occupancy from one-family dwelling to law, tax, and financial planning offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Structure was previously used not only as a single-family home, but also as a doctor's office. Conversion is appropriate and in harmony with the Centre Street commercial area. Due to the topography of the site, provision of barrier free access, though desirable and important, would be infeasible. Structure is located on corner lot, on a small hill. Available parking is restricted to a small two-car garage and spaces along Centre Street. Appellant should be encouraged to lease a few spaces from the Holy Name School. Their parking lot is across from the site and could provide employee/client parking during weekdays. Recommended approval.



2-13175

1721 CENTRE ST

WEST ROXBURY

Board of Appeal Referrals

9/28/89

Hearing: 10/31/89 Z-13178
Michael P. King
15 Newbury Street
Roslindale

Site: 2 1/2-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling
and erect dormer additions.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, side, rear yards, and off-
street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petition(s) Z-13178, Michael P.
King, 15 Newbury Street, Roslindale, for forbidden
use and six variances for change of occupancy from
one- to two-family dwelling and erect dormer
additions in a residential (R-.5) district, the
Boston Redevelopment Authority recommends denial.
Predominantly single-family street. Lot area
requirement for two-family dwelling is 8,000 square
feet; small 3,187-square-foot lot is inappropriate.
Lack of off-street parking for proposed dwelling
unit will further exacerbate existing neighborhood
parking problems.



2-13178

15 NEWBURG ST ROSLINDALE

Board of Appeal Referrals

9/28/89

Hearing: 10/31/89

Z-13180

Mattias Lawrence

25-27 Gallivan Boulevard

Dorchester

Site: 2 1/2-Story structure

District(s): Residential, two-story (R-.5)

Purpose: Erect shed dormer addition to two-family dwelling.

Violation(s): Excessive building height.

Insufficient side yard.

VOTED:

In reference to petition(s) Z-13180, Mattias Lawrence, 25-27 Gallivan Boulevard, Dorchester, for two variances to erect shed dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Immediate abutters have expressed support by letters attached to petition.



Z-13180

25-27 GALLIVAN BOULEVARD

DORCHESTER

Board of Appeal Referrals

9/28/89

Hearing: 10/31/89

Z-13187
Stephen L. Tougas
84 Buchanan Road
Roslindale

Site: 2 1/2-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition(s) Z-13187, Stephen L. Tougas, 84 Buchanan Road, Roslindale, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition will be architecturally consistent with existing neighborhood properties. No apparent opposition.

WEST ROXBURY

PARKWAY



2-13187

84 BUCHANAN ST

ROSLINDALE

nBoard of Appeal Referrals

9/28/89

Hearing:

10/31/89

Z-13188

New England Home for

Little Wanderers

161 South Huntington Avenue

Jamaica Plain

Site:

Three-story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Erect two-story gymnasium structure.

Violation(s):

Interim Planning Overlay District.

VOTED:

In reference to petition(s) Z-13188, New England Home for Little Wanderers, 161 South Huntington Avenue, Jamaica Plain, to erect two-story gymnasium structure in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed gymnasium structure is compatible in design and scale with existing Home for Little Wanderers and surrounding neighborhood of institutional uses and apartment buildings. Jamaica Plain Zoning Committee recommends approval.



2-13188

161 SOUTH HUNTINGTON AVE

JAMAICA PLAIN

Board of Appeal Referrals

9/28/89

Hearing: 10/31/89 Z-13189
Paul Tucker
241 Neponset Valley Parkway
Hyde Park

Site: 1 1/2-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from real estate and financial services to same and hair salon.

Violation(s): Beauty salon is forbidden use.

Insufficient off-street parking.

Barrier free access.

VOTED: In reference to petition(s) Z-13189, Paul Tucker, 241 Neponset Valley Parkway, Hyde Park, for forbidden use and two variances for change of occupancy from real estate and financial service offices to same and hair salon in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Commercial encroachment in residential neighborhood. Prime concern is that the use would further exacerbate existing traffic problems. Substantial neighborhood opposition.



Z-13189 241 NEPONSET VALLEY PARKWAY HYDE PARK

Board of Appeal Referrals

9/28/89

Hearing: 10/31/89 Z-13190
Michael Dolt
20-22 Catherine Street
Roslindale

Site: 2 1/2-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect dormer addition to two-family dwelling.

Violation(s): Excessive building height.

Interim Planning Overlay District.

VOTED: In reference to petition(s) Z-13190, Michael Dolt, 20-22 Catherine Street, Roslindale, for variance to erect dormer addition to two-family dwelling in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Third-floor dormer and rear egress. Height of structure will not be increased. Consistent with neighborhood architecture.



Z-13190

20-22

CATHERINE ST

ROSLINDALE

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89 Z-13241
Liberty Plaza Realty, Inc.
184-220 Border Street
East Boston

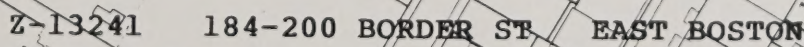
Site: Two-story structure

District(s): Waterfront (W-2)

Purpose: Install three awnings on supermarket structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition(s) Z-13241, Liberty Plaza Realty, Inc., 184-220 Border Street, East Boston, to install three awnings on supermarket structure in a waterfront (W-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that appellant ensure continuing maintenance of awnings and provide 24-hour illumination. Site is a designated Neighborhood Business District, located in the Liberty Plaza Shopping Center in Central Square, Waterfront subdistrict of the East Boston IPOD. Blockbuster Video has been occupying a substantial space in the building since last Spring which has lead in part to revitalization of the Plaza. Appellant has erected a temporary banner of approximate size, lettering, and color scheme of proposed awnings. Proposed awnings do not violate the IPOD. Appellant has received strong community support for the proposed awnings, however there was some concern regarding maintenance and 24-hour illumination. Appellant has agreed to fully maintaining the awnings as well as providing 24-hour illumination. PZAC voted to approve the proposal with the aforementioned proviso.



Board of Appeal Referrals

9/28/89

Hearing: 10/24/89 Z-13248
Robert T. Ellis
62 Rockne Avenue
Dorchester

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect second-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio and building height.

Insufficient front, side, and rear yards.

VOTED: In reference to petition(s) Z-13248, Robert T. Ellis, 62 Rockne Avenue, Dorchester, for five variances to erect second-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Cedar Grove Civic Association supports proposal.



2-13248

62 ROCKNE AVE

DORCHESTER

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89

Z-13259
Habib Mourad
674-674A Tremont Street
Boston

Site: Three-story structure

District(s): Apartment (H-2)

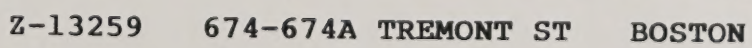
Purpose: Change occupancy from rooming house to eight apartments.

Violation(s): Lodging or boarding house converted for three or more families is forbidden use.

Insufficient open space and off-street parking.

VOTED:

In reference to petition(s) Z-13259, Habib Mourad, 674-674A Tremont Street, Boston, for forbidden use and two variances for change of occupancy from rooming house and store to eight apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Density Limitation District. Conversion to eight apartments is inappropriate. Unwanted precedent.



Board of Appeal Referrals

9/28/89

Hearing: 10/24/89 Z-13281-13282
Robert J. Richardi
19-21 Victory Road
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from light manufacturing to auto repair shop; use premises for ancillary parking.

Violation(s): Auto repair shop and ancillary parking are forbidden uses.

Insufficient off-street parking.

Barrier free access.

Off-street parking not allowed in front yard nor within five feet of side lot line.

VOTED: In reference to petition(s) Z-13281-13282, Robert J. Richardi, 19-21 Victory Road, Dorchester, for two forbidden uses and three variances for change of occupancy from light manufacturing to auto repair garage and use premises for ancillary parking in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval; that hours of operation be restricted to 7:30 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturday; that all repairs to be performed inside the building; that street frontage and rear of building be maintained and devoid of all automotive-related parts; that there be no outside storage of automobile parts, nor overnight exterior storage of cars.



7-13281-82

19-21 VICTORY ROAD

DORCHESTER

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89 Z-13284-13286
T.B.F. Realty
293-301 West Third Street
South Boston

Site: Three three-story structures

District(s): Apartment (H-1-50)

Purpose: Change occupancy of three three-story structures from three- to four-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition(s) Z-13284-13286, T.B.F. Realty, 293-301 West Third Street, South Boston, for three forbidden uses and nine variances for change of occupancy of three three-story structures from three- to four-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Petitioner seeks to add one basement apartment to each of three three-family dwellings. An increase of three apartments to the existing nine units would grossly impact the density of the area while further exacerbating the existing traffic and parking problems at this corner site as no off-street parking is provided. The site is located in an area of South Boston that is experiencing rapid growth of new and converted housing stock. The creation of three additional units at this site would prove detrimental to the renewed interest in this older neighborhood. In February, the Authority voted denial of a similar petition and the Board of Appeal subsequently concurred. Site visit indicated the three proposed basement apartments are substantially below grade and existing windows in the front of each unit. Windows are also below grade.



2-13284-86

293-301 WEST THIRD ST

SOUTH BOSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89

Z-13298
M.W.K. Trust
38 Rutland Square
Boston

Site: Six-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from one-family dwelling to four-family dwelling and erect solarium addition.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

VOTED:

In reference to petition(s) Z-13298, M.W.K. Trust, 38 Rutland Square, Boston, for forbidden use and variance for change of occupancy from one- to four-family dwelling and erect solarium addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Conversion contrary to Density Limitation District. Appellant should review plans for solarium and deck additions with neighbors.



Z-13298 38 RUTLAND SQ BOSTON

PARKING
AREA

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89

Z-13302
Diane Lande
49 Wren Street
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.3)

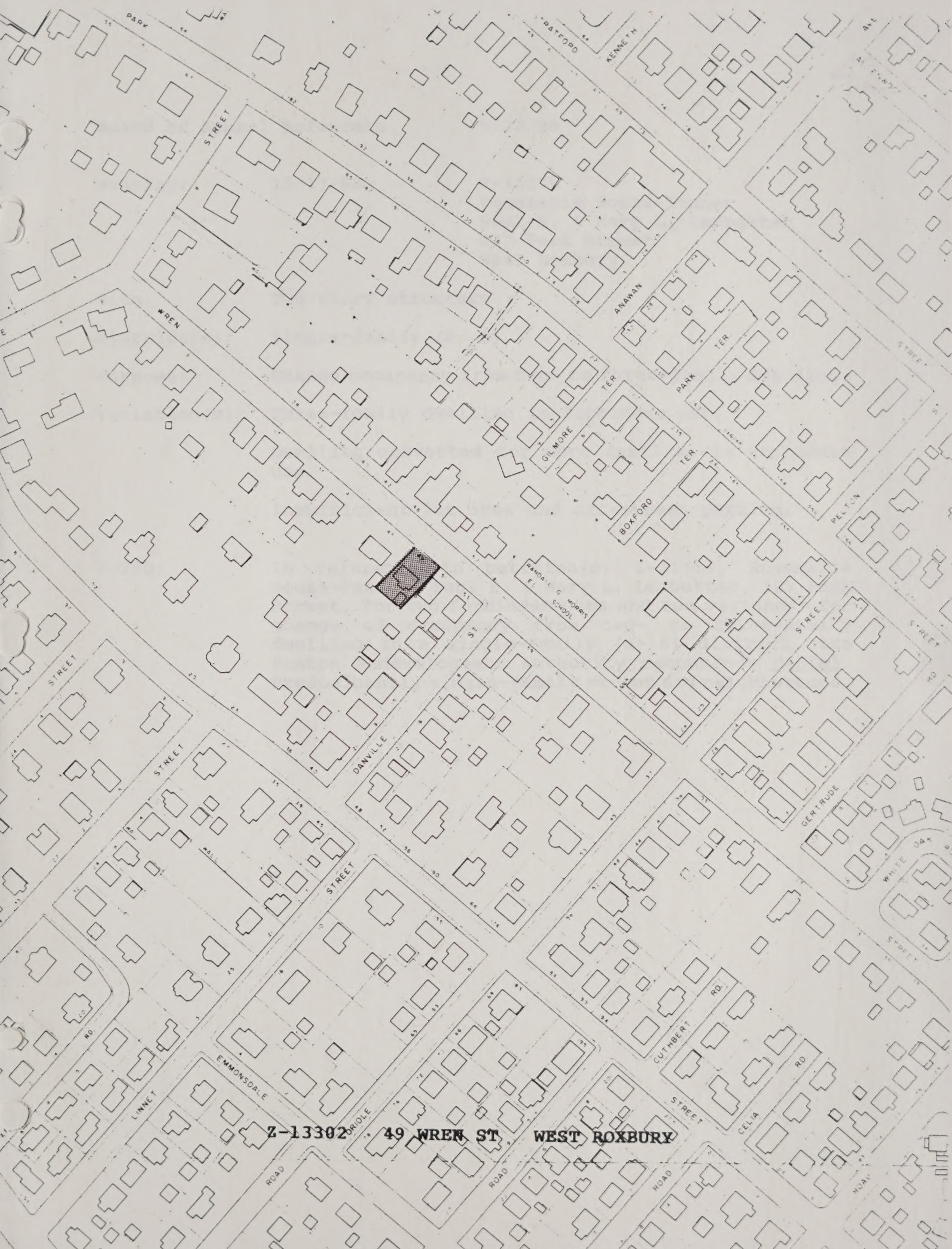
Purpose: Erect two-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED:

In reference to petition(s) Z-13302, Diane Lande, 49 Wren Street, West Roxbury, for two variances to erect two-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Floor area violation minimal; adequate rear yard will remain.



Z-13302

49 WREN ST

WEST ROXBURY

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89

Z-13336
Rosemarie Souza-Tanner
Paul E. & Mary L. Ledbetter
227 Park Street
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

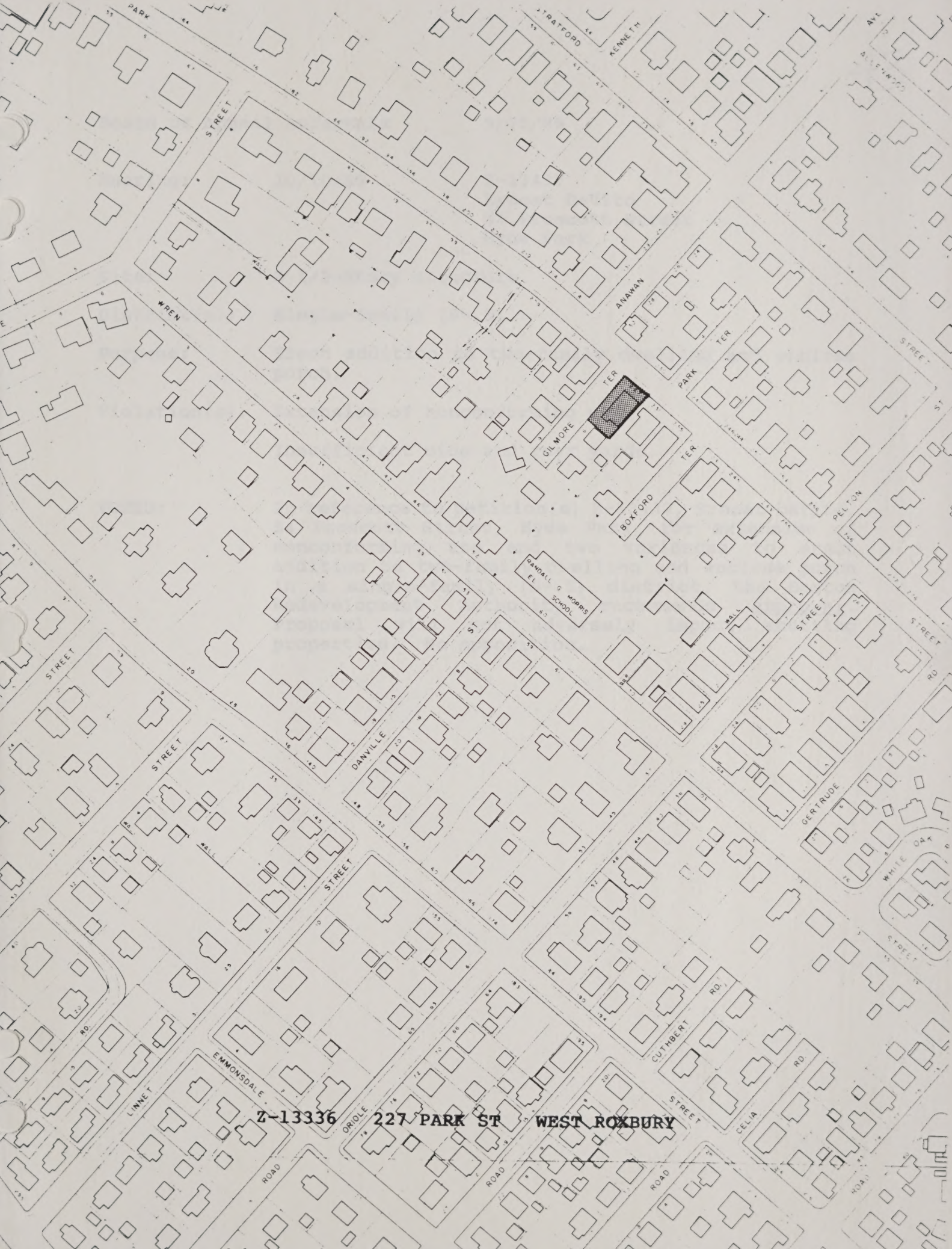
Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED:

In reference to petition(s) Z-13336, Rosemarie Souza-Tanner, Paul E. & Mary L. Ledbetter, 227 Park Street, for two forbidden uses and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly single-family street and neighborhood.



Z-13336

227 PARK ST

WEST ROXBURY

Board of Appeal Referrals

9/28/89

Hearing: 10/10/89 Z-13437
Ernest DeVito
54 Prescott Street
Hyde Park

Site: 2 1/2-Story structure

District(s): Single-family (S-.5)

Purpose: Erect addition to two-family dwelling and enclose porch.

Violation(s): Extension of nonconforming use.
Insufficient side and rear yards.

VOTED: In reference to petition(s) Z-13437, Ernest DeVito, 54 Prescott Street, Hyde Park, for extension of nonconforming use and two variances to erect addition to two-family dwelling and enclose porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal will not adversely impact abutting properties. No opposition.



Z-13437 54 PRESCOTT ST HYDE PARK

44

Board of Appeal Referrals

9/28/89

Hearing: 10/3/89

Z-13185
Back Bay Board & Care
314 Commonwealth Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Change Lodging House (20 Lodgers) and Doctor's Office
to Lodging House (35 units) and erect Penthouse addition.

Violation(s): Lodging House is Conditional Use.

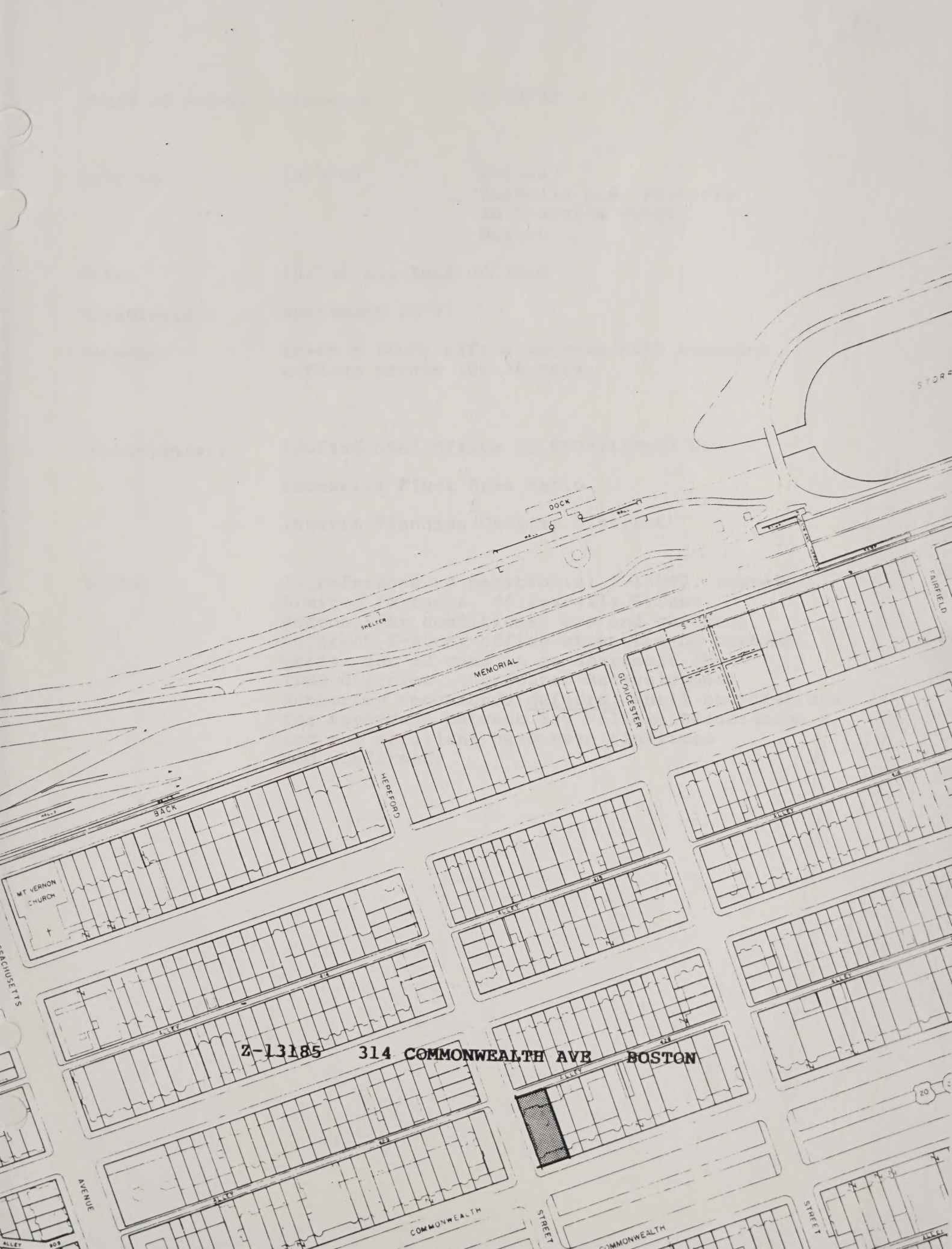
Excessive floor area ratio.

Insufficient off-street parking.

Barrier free access.

VOTED:

In regards to Petition #Z-13185, 314 Commonwealth Avenue, in the Back Bay Architectural District and Subdistrict B of the Downtown IPD, for a Conditional Use Permit and variances for off-street parking and floor-area ratio the BRA recommends deferral. The appellant has met with the Neighborhood Association of the Back Bay Architecture Committee but has not yet been to the Building Use Committee. The BRA requests that the ZBA postpone the hearing until October 31 to allow for proper community review of the appeal.



Z-13185

314 COMMONWEALTH AVE

BOSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/3/89 Z-13087
Isabella Ltd. Partners
40 Isabella Street
Boston

Site: 10,948 sq. feet of land

District(s): Apartment (H-2)

Purpose: Erect 6 story office service with basement
parking garage for 38 cars.

Violation(s): Professional Office is Conditional Use
Excessive Floor Area Ratio
Interim Planning Overlay District

VOTED: In reference to petition(s) Z-13087, Isabella
Limited Partners, 40 Isabella Street,
Boston, for conditional use and variance,
to erect 6-story office structure of basement
garage for 38 cars in an apartment (H-2)
IPOD district, the Boston Redevelopment
Authority recommends deferral until negotiations
for agreement between Bay Village Association
and the appellant have been finalized
and confirmed.



RIVER

BULKHEAD

AND

ADDISON

WORDSWORTH

BYRON

MOORE

CHEVERUS SCHOOL

CHAUCER

CURTIS

11 CURTIS ST

EAST BOSTON

ST. MARY'S CHURCH

ST. MARY'S SCHOOL

ST. MARY'S CONVENT

PLAYGROUND

BENNINGTON

149

Board of Appeal Referrals

9/28/89

Hearing: 10/10/89 Z-13090
Richard Assad
98-100 Chandler Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Erect roofdeck addition to three-apartment structure.

Violation(s): Excessive floor area ratio.

Restricted roof structure district.

VOTED: In reference to petition(s) Z-13090, Richard Assad, 98-100 Chandler Street, Boston, for conditional use and variance to erect roofdeck addition to three-apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Roof addition which was constructed without permit and neighborhood input has created a detrimental precedent in this restricted roof structure district. Headhouse is visible from Chandler Street.



2-13090

98-100 CHANDLER ST BOSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/10/89 Z-13110
Ronald DeFilippo
45 Brighton Street
Charlestown

Site: 2,263 Square feet of land

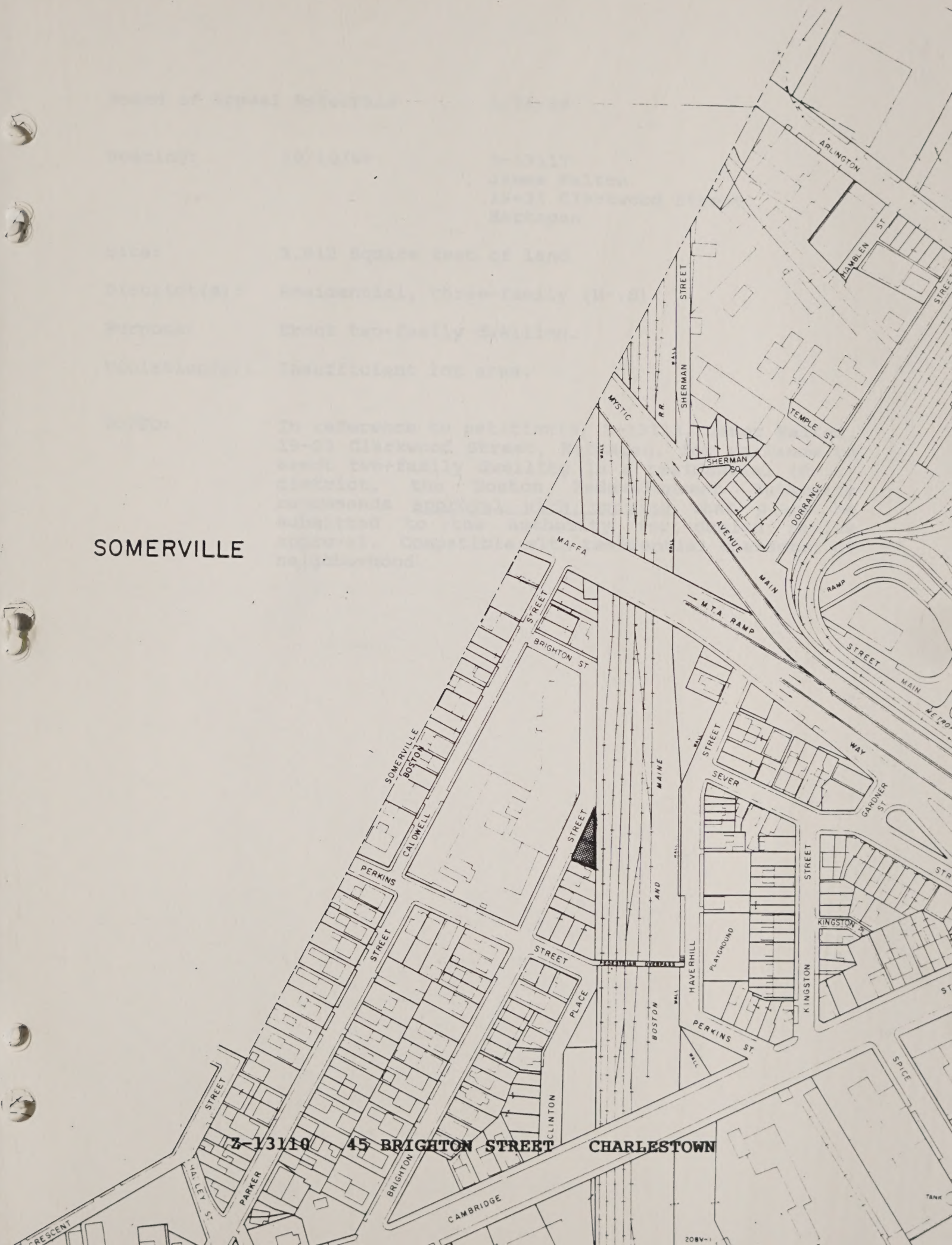
District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition(s) Z-13110, Ronald DeFilippo, 45 Brighton Street, Charlestown, for variance to erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Consistent with surrounding land use patterns. No abutter opposition.

SOMERVILLE



7-13110

45 BRIGHTON STREET

CHARLESTOWN

Board of Appeal Referrals

9/28/89

Hearing: 10/10/89 Z-13113
James Walton
19-21 Clarkwood Street
Mattapan

Site: 5,912 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition(s) Z-13113, James Walton, 19-21 Clarkwood Street, Mattapan, for variance to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Compatible with residential character of neighborhood.



Z-13113

19-21 CLARKWOOD STREET

MATTAPAN

GEORGE H. WALKER

PLAYGROUND

RAILROAD

BLUE

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89

Z-13117
Renwood Companies
1688 Washington Street
Boston

Site: Four-story structure

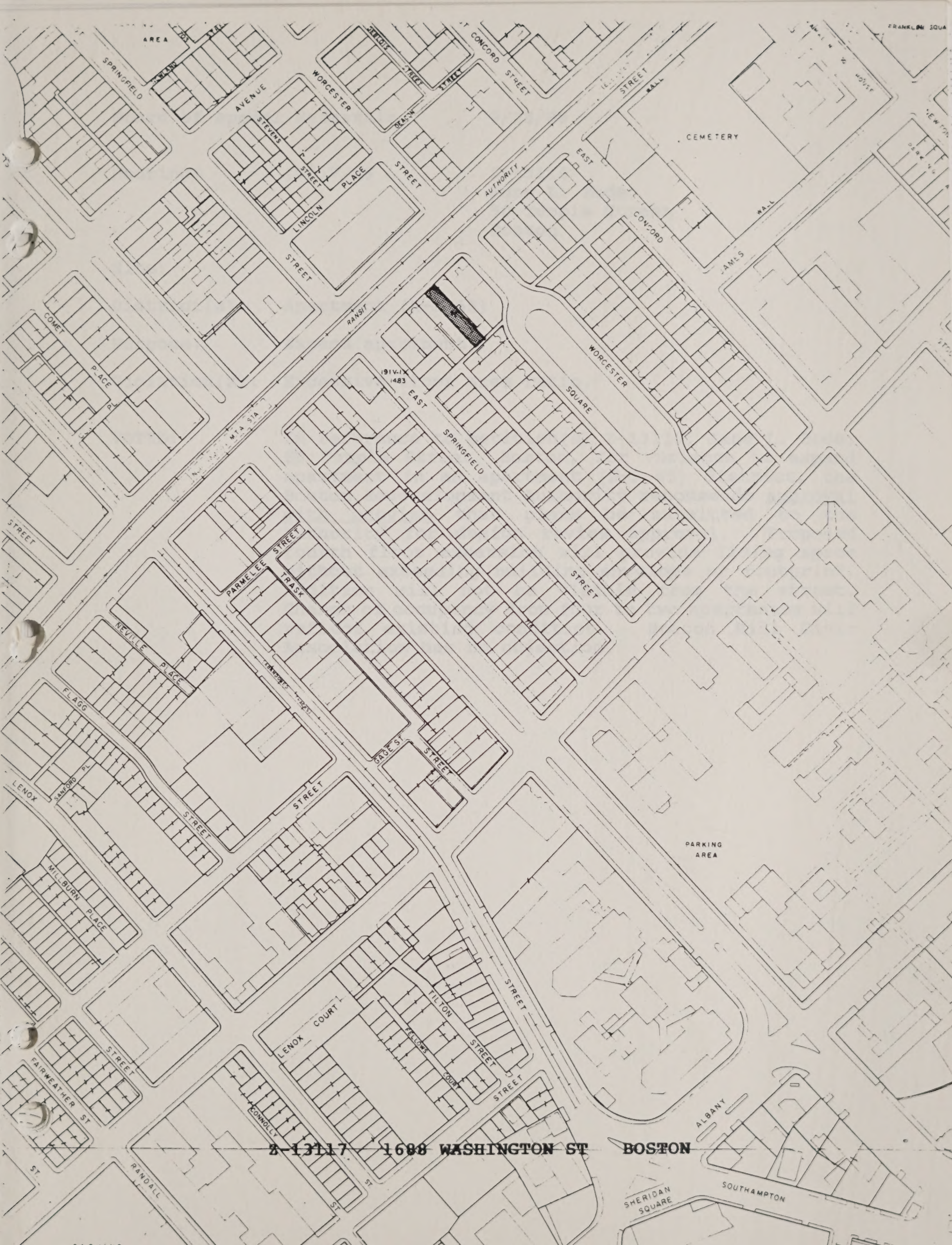
District(s): General business (B-2)

Purpose: Change occupancy from four to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

VOTED: In reference to petition(s) Z-13117, Renwood Companies, 1688 Washington Street, Boston, for forbidden use and variance for change of occupancy from four to five apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Proposal is contrary to density limitation district goals which restricts overcrowding densities.



2-13117-1688 WASHINGTON ST BOSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89

Z-13119
Jane L. Bode
50 Temple Street
Boston

Site:

District(s): Apartment (H-2-65)

Purpose: Expand apartment.

Violation(s): Excessive floor area ratio.

VOTED:

In reference to petition(s) Z-13119, Jane L. Bode, 50 Temple Street, Boston, for variance to expand apartment in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed fourth floor expansion will provide living space without exceeding building envelope or footprint. Addition will not be visible from the street. Change of occupancy from four to two apartments will reflect existing condition. Beacon Hill Civic Association has no objection.



Z-13119

58 TEMPLE ST

BOSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89 Z-13120
Arin Realty Trust
66 Chester Street
Allston

Site: 2 1/2-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition(s) Z-13120, Arin Realty Trust, 66 Chester Street, Allston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed change of occupancy reflects an existing condition, the legalization of which would not be inconsistent with area development patterns and densities.



MASSACHUSETTS TURNPIKE

BOSTON & ALBANY

WALLS

PARKING

RAILROAD

LINDEN

PRATT

ASHFORD

WADSWORTH

AVENUE

FARRINGTON

GARDNER

AVENUE

CHESTER

REEDSDALE STREET

CHESTER STREET

ROAD

ST LUKES

GLENVILLE TERRACE

Z-13120

66 CHESTER ST

ALLSTON

AVENUE

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89

Z-13126
The Canton Corporation
1,1A,1B, & 1C Langford Park
Roxbury

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect four-unit townhouse structure.

Violation(s): Off-street parking not allowed within front yard nor within five feet of side lot line.

Insufficient lot area and front yard.

Interim Planning Overlay District.

VOTED:

In reference to petition(s) Z-13126, The Canton Corporation, 1,1A,1B & 1C Langford Park, Roxbury, for three variances to erect four-unit townhouse structure in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property is located in the Sav-Mor Subdistrict of the Roxbury Interim Planning Overlay District. Proposed project is consistent with the goals and objectives of the Subdistrict and the Roxbury IPOD. The Roxbury PZAC has reviewed the project and voted support.



GERTRUDE
HOWES
PLAYGROUND

LANGFORD
PARK

SARAH J. BAKER
EL. SCHOOL

2-13126 1, 1A, 1B & 1C LANGFORD PARK ROXBURY

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89 Z-13127
Frederick & Dorothy Secly
6 Boxford Terrace
West Roxbury

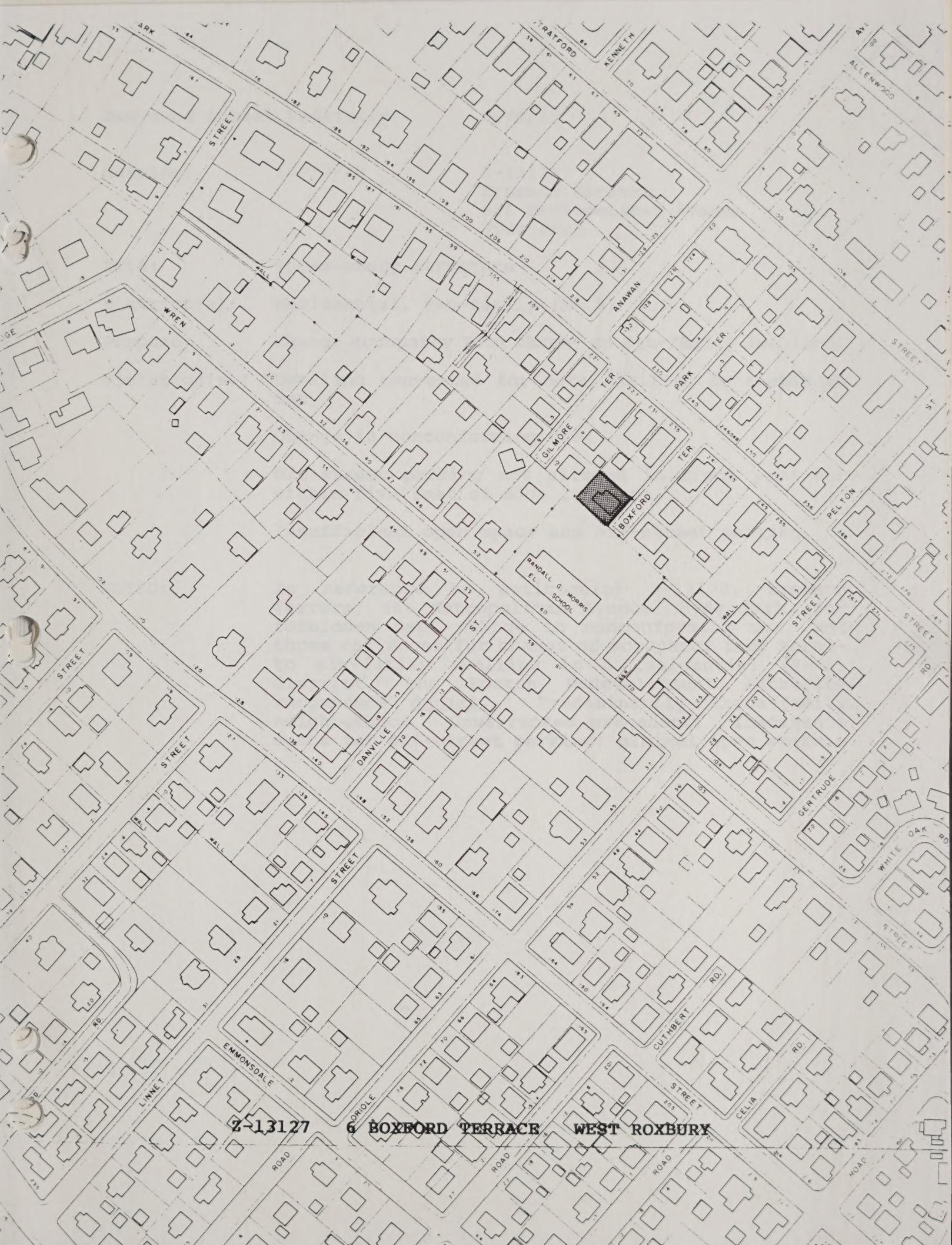
Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two-car garage to one-family dwelling; erect addition.

Violation(s): Insufficient lot area, width, frontage, side, rear yards, and off-street parking.

VOTED: In reference to petition(s) Z-13127, Frederick & Dorothy Secly, 6 Boxford Terrace, West Roxbury, for six variances for change of occupancy from two-car garage to one-family dwelling and erect addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Conversion of a garage into a dwelling unit on the existing 7,125-square-foot lot is inappropriate. The unit created would have no direct street frontage. Due to the location and shape of the lot, subdivision is not feasible. While providing a housing unit for a family member is an understandable objective, the proposal is unreasonable. It is inappropriate in a single-family district and would create a bad precedent for the community.



2-13127

6 BOXFORD TERRACE

WEST ROXBURY

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89

Z-13128
Ernesto Ferrara
666 Metropolitan Avenue
Hyde Park

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to six-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Change in nonconforming use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient open space and off-street parking.

VOTED:

In reference to petition(s) Z-13128, Ernesto Ferrara, 666 Metropolitan Avenue, Hyde Park, for forbidden use, change in nonconforming use, and three variances for change of occupancy from three- to six-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly three-family neighborhood. Unwarranted precedent. Inadequate space for off-street parking; minimal open space.



Z-13128 666 METROPOLITAN AVE HYDE PARK

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89 Z-13129
Dimock Community Health Center
41-55 Dimock Street
Roxbury

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from hospital, offices, and day care center to same and coffee shop.

Violation(s): Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition(s) Z-13129, Dimock Community Health Center, 41-55 Dimock Street, Roxbury, for variance for change of occupancy from hospital, offices, and day care center to same and coffee shop in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property is located in the Washington Park South Subdistrict of the Roxbury Interim Planning Overlay District. The coffee shop has been serving the needs of the clients and employees of the Health Center for nearly three years and is consistent with the goals and objectives of the Subdistrict. Roxbury PZAC has reviewed the project and voted support.



Z-13129

45 and 55 DIMOCK STREET ROXBURY

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89 Z-13130
Anders F. Youngren
28 Ashcroft Street
Jamaica Plain

Site: 2 1/2-Story structure (two-family dwelling)

District(s): Residential, two-family (R-.5)

Purpose: Convert attic space for family room.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition(s) Z-13130, Anders F. Youngren, 28 Ashcroft Street, Jamaica Plain, for variance to convert attic space for family room in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until appellant has met with the Jamaica Plain Zoning Committee to present plans for the proposed conversion of attic space. Property is located in a neighborhood of two-family homes. Inclusion of a full bath in this attic space indicates that it could be converted to three families in the future. Appellant was recently denied a variance request to change occupancy from two to three families (Z-12215).



Z-13130 28 ASHCROFT ST JAMAICA PLAIN

Board of Appeal Referrals

9/28/89

Hearing: 10/17/89 Z-13131
Benchmark
573-577 Blue Hill Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from nine to ten apartments.

Violation(s): Dwelling converted for more apartments is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition(s) Z-13131, Benchmark, 573-577 Blue Hill Avenue, Roxbury, for forbidden use and three variances for change of occupancy from nine to ten apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The property is located in the Washington Park South Subdistrict of the Roxbury Interim Planning Overlay District. The additional unit will made available to community residents with Section 8 Certificate. The Roxbury PZAC has reviewed the project and voted to support the appeal.



Z-13131

573-577 BLUE HILL AVE

ROXBURY

Board of Appeal Referrals

9/28/89

Hearing: 11/21/89

Z-13132
Wanpen S. Janachi
618 Columbus Avenue
Boston

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from four- to five-family dwelling;
erect fourth-floor addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Extension of nonconforming use.

Excessive floor area ratio.

Restricted roof structure district.

VOTED:

In reference to petition(s) Z-13132, Wanpen S. Janachi, 618 Columbus Avenue, Boston, for forbidden use, conditional use, extension of nonconforming use, and variance for change of occupancy from four- to five-family dwelling and erect addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Additional dwelling unit on roof will create an undesirable precedent, increase density, and intensify traffic problems.



Z-12817

2022 COMMONWEALTH AVE BRIGHTON

Board of Appeal Referrals

9/28/89

Hearing: 10/24/89 Z-12902
Exxon Company, U.S.A.
198-204 Western Avenue
Allston

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Erect gas station and retail store open 24 hours.

Violation(s): Gas station and retail store are conditional uses.

Storage of more than 15,000 gallons of flammable liquids is forbidden use.

Insufficient front yard.

Interim Planning Overlay District.

VOTED:

In reference to petition(s) Z-12902, Exxon Company, U.S.A., 198-204 Western Avenue, Allston, for two conditional uses, forbidden use, and variance to erect gas station and retail store open 24 hours in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that retail store be closed from 1:00 a.m. to 5:00 a.m.; that plans be submitted to the Authority for design review approval. Appellant has met with BRA staff and PZAC and responded constructively to major design and traffic concerns, including completion of a traffic study. Design and general landscaping as detailed in appellant's revised plan. In particular, a solid two- to three-foot high buffer should be located at the sidewalk edge at Western Avenue to physically and visually separate the gas station from the public space and prevent cars from using the sidewalk. Such a buffer could be accommodated by shifting the location of gas pumps slightly southward. PZAC recommended approval with same provisos.



WILLIAM E. SMITH
PLAYGROUND

7-12902

198-204 WESTERN AVENUE

ALLSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/3/89 Z-13073
50-58 Gainsborough Street Realty
58 Gainsborough Street
Boston

Site: One-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from drug store to real estate office.

Violation(s): Real estate office is conditional use.
Change in nonconforming use.

VOTED: In reference to petition(s) Z-13073, 50-58 Gainsborough Street Realty, 58 Gainsborough Street, Boston, for forbidden use and variance for change of occupancy from drug store to real estate office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposed real estate office site is a corner storefront. Change in occupancy should cause no negative impacts on this mixed residential and local retail neighborhood. No community opposition received.



Z-13073 58 GAINSBOROUGH ST BOSTON

Board of Appeal Referrals

9/28/89

Hearing: 10/3/89

Z-13078
Hyde Park Gardner Trust
1795 River Street
Hyde Park

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from car wash, outdoor storage of rental cars, and gas station to car wash, self-service car wash, and maintenance garage.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition(s) Z-13078, Hyde Park Gardner Trust, 1795 River Street, Hyde Park, for change in nonconforming use for change of occupancy from car wash, outdoor storage of rental cars, and gas station to car wash, self-service car wash, and maintenance garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. River Street is a heavily travelled artery. Addition of two self-service bays to existing automated car wash has generated serious traffic, parking, and pedestrian safety concerns in the community.



2-13070 1795 RIVER STREET HYDE PARK

5

Hearing: 10/3/89 Z-13085-13086
Harold Rogers, III
207 Washington Street &
3 Lynnville Terrace
Dorchester

Site: Vacant lot

District(s): Local business (L-1) and Apartment (H-1)

Purpose: Erect a seven-story building for rooming house (60 rooms) and retail stores/offices on first floor.
Erect a three-story rooming house (23 rooms)

Violation(s): Insufficient lot area for additional units, front yard, rear yard, front yard (other street), traffic visibility across corner, and off-street parking.

Excessive floor area ratio and height of building.

Rooming house is conditional use.

VOTED: In reference to petition(s) Z-13085-13086, Harold Rogers, III, 207 Washington Street & 3 Lynnville Terrace, Dorchester, for a conditional use and twelve variances to erect a seven-story building in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposed development is too dense for the site. One building has a 3.9 FAR. The building is too high on Washington Street; nearby buildings range in height between one to five stories. The developer only proposes four parking spaces for the seven-story/60-room building and no parking for the three-story/23-room building. The proposed curb cut on Washington Street is inadequate, access should be from Lynnville Terrace. The development concept does not appear to be financially feasible. There is no evidence of community support for this project.



2-13085-86

207 WASHINGTON ST DORCHESTER

3 LYNNVILLE TERRACE DORCHESTER

Board of Appeal Referrals

9/28/89

Hearing:

10/10/89

Z-13089

Francis R. Cavaliere
11 Curtis Street
East Boston

Site:

One-story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Erect one-story addition to retail structure.

Violation(s):

Extension of nonconforming use.

Insufficient front, side, rear yards, and off-street parking.

Interim Planning Overlay District.

VOTED:

In reference to petition(s) Z-13089, Francis R. Cavaliere, 11 Curtis Street, East Boston, for extension of nonconforming use and four variances to erect one-story addition to retail structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Site is located in the Harborview subdistrict of the East Boston Interim Planning Overlay District. Appellant's application states that the address of the addition to be erected will be located at 11 Curtis Street. In fact, the addition faces Saratoga Street. This area is characterized by two- and three-family structures along one of the busiest streets in the neighborhood. Area is predominantly residential with a few scattered local businesses in the area all owned by appellant. The area has been shifting to a residential pattern for several years. Proposed addition would require appellant to provide 5.5 additional off-street parking spaces; no accommodations have been made for this serious parking issue in an area that suffers from severe parking and traffic problems (Saratoga Street is a major arterial). Proposal is inconsistent with the Interim Planning Overlay District in that it does not assimilate changing development patterns into existing neighborhood nor encourage appropriate development of infill parcels, to preserve the character of the area. Proposed design is inconsistent with surrounding architectural styles. PZAC voted to deny this proposal. Strong community opposition.

The Board of Appeal voted to deny a similar application for property on April 18, 1989.

